Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

## Property offered for sale

| | |
|---|---|
| Address<br>Including suburb and postcode | 27 BARBARA AVENUE DANDENONG NORTH VIC 3175 |

## Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

| | | | | | |
|---|---|---|---|---|---|
| ~~Single Price~~ | | or range between | $600,000 | & | $650,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $751,000 | Property type | House | Suburb | Dandenong North |
| Period-from | 01 May 2024 | to | 30 Apr 2025 | Source | Corelogic |

## Comparable property sales (*Delete A or B below as applicable)

**A*** These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

| Address of comparable property | Price | Date of sale |
|---|---|---|
| 22 GLORIA AVENUE DANDENONG NORTH VIC 3175 | $635,000 | 16-Apr-25 |
| 20 OAKWOOD AVENUE DANDENONG NORTH VIC 3175 | $675,000 | 12-Feb-25 |
| 25 STEVENSON AVENUE DANDENONG NORTH VIC 3175 | $640,000 | 13-Mar-25 |

OR

**B*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

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**22 GLORIA AVENUE DANDENONG NORTH VIC 3175**

3 1 1

Sold Price **$635,000** Sold Date **16-Apr-25**

Distance **1.42km**



**20 OAKWOOD AVENUE DANDENONG NORTH VIC 3175**

3 1 1

Sold Price **$675,000** Sold Date **12-Feb-25**

Distance **0.44km**



**25 STEVENSON AVENUE DANDENONG NORTH VIC 3175**

3 1 1

Sold Price **$640,000** Sold Date **13-Mar-25**

Distance **0.15km**

**RS** = Recent sale **UN** = Undisclosed Sale

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